



RED COW FARM HOUSE, BIDWELL

Dunstable, Bedfordshire

RED COW FARM HOUSE, BIDWELL

Dunstable, Bedfordshire

- Offers in Excess of £2.25 Million
- Postcode: LU5 6JP
- Unconditional Offers Sought
- Planning Due Imminently For 26 Homes & Farmhouse Renovation
- Planning Reference; CB/23/03448/FULL

DESCRIPTION

Taylor Land is delighted to offer for sale this prime development site located in Bidwell, Houghton Regis.

Bidwell has seen some development in recent years but despite this still boasts much rural charm. The area also benefits from a variety of nearby amenities in the surrounding towns of Houghton Regis and Dunstable.

Detailed planning consent for 26 new homes, including the renovation of an existing farmhouse, is due imminently and will offer a mixture of private, affordable and self-build homes.

All offers are to be submitted in writing to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.

Access to data room provided upon request.



Existing Building

LOCATION & CONNECTIONS

Originally a small rural settlement, Bidwell is now a new housing development located on the outskirts of Houghton Regis, near Dunstable, Beds. The community has grown in recent years, with provision for a primary school, retail, community centre, sport fields and allotments. A short distance away is the market town of Dunstable where a further selection of retail and leisure facilities are available.

Houghton Regis boasts many amenities including shops, restaurants and coffee shops and along with the renowned Whipsnade Zoo and Houghton Hall Park.

Bidwell is served by the M1 (junction 11a) and the A5. There are a number of nearby railway stations offering easy commuting into London and London Luton Airport is just 12 miles away by car.





Cleared Site Area



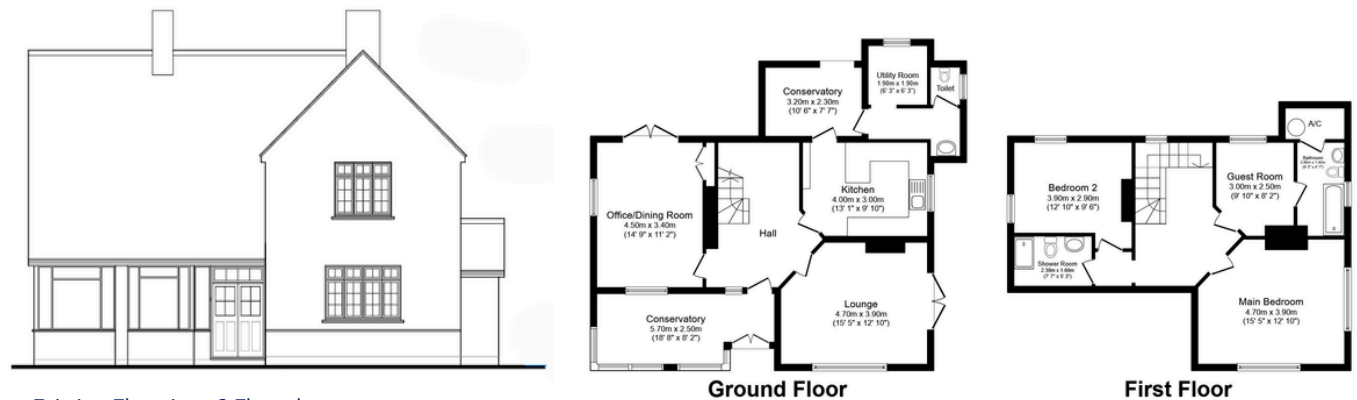
Existing Building



View From Site

KEY:

- = market housing plots
- = affordable housing plot (rent)
- = affordable housing plot (shared ownership)
- = custom build plots
- = existing farmhouse



Existing Elevations & Floorplan

Ground Floor

First Floor

PLANNING & TECHNICAL

PLANNING: The site will shortly benefit from detailed planning permission for 26 new homes and the renovation of the existing dwelling (**Ref; CB/23/034488/FULL**). The site currently supports a detached two-storey house and garage, together with dilapidated outbuildings with a mixture of gardens, paddocks, and rough grazing on ground which rises to the southeast.

Once approved the vendor will submit the pre-commencement conditions and undertake the archaeological works, ensuring that the site is as 'shovel ready' as possible to the purchaser.

Draft planning conditions and S106 agreement can be found in the data room.

SECTION 106 & SANG: The draft S106 contains financial contributions totalling £553,696 and the SANG contributions are an additional £116,243.

AFFORDABLE HOUSING & CUSTOM BUILD: The layout shows the proposed provision of eight affordable homes and three custom build dwellings is a significant social benefit which carries considerable weight.

ACCESS & TRANSPORT: The application site is situated on the east side of Bedford Road, Houghton Regis. Bedford Road (B5120) runs north from Houghton Regis down Bidwell Hill to the junction with the A5. There is an existing footway on the eastern side of the carriageway. There are existing bus stops in Bedford Road immediately in front of the site and opposite the private access drive.

ARBORICULTURE: The layout has been prepared to respect the best trees on the site, which can be retained to maturity without the need for any arboricultural intervention.

SUSTAINABILITY: The proposed measures to achieve Sustainable Construction are compliant with Policy CC1 of the Central Bedfordshire Local Plan. Details of which can be found in the Sustainability and Energy Statement.

DRAINAGE: It is proposed that a drainage mitigation area, in the form of a balancing pond, will be at the front of the site giving a soft edge to the Bedford Road frontage.

BNG: Samsara Ecology completed a biodiversity net gain assessment of a proposed development at Red Cow Farm, Dunstable, in October 2023. The assessment found that the development will result in a net gain of 135.63 % in habitat units and 11.67% in hedgerow units.

ECOLOGY: Samsara Ecology was commissioned in August 2022 to undertake an Ecological Impact Assessment. The overall residual impact of the proposed development is anticipated to be neutral for habitat and species following the application of mitigation and compensation. The layout shows a badger mitigation zone, a mitigation licence will be required to close the badger sett within the Site.

ARCHEALOGY: The archaeological field evaluation was undertaken between 26th October and 3rd November 2022. Archaeological features were revealed within four of the eight trenches. The landowner will undertake the further archaeological works in advance of the sale concluding.

IMPORTANT INFORMATION

TENURE: Freehold

PRICE: Offers in Excess of £2.25 Million

VAT: Not subject to VAT

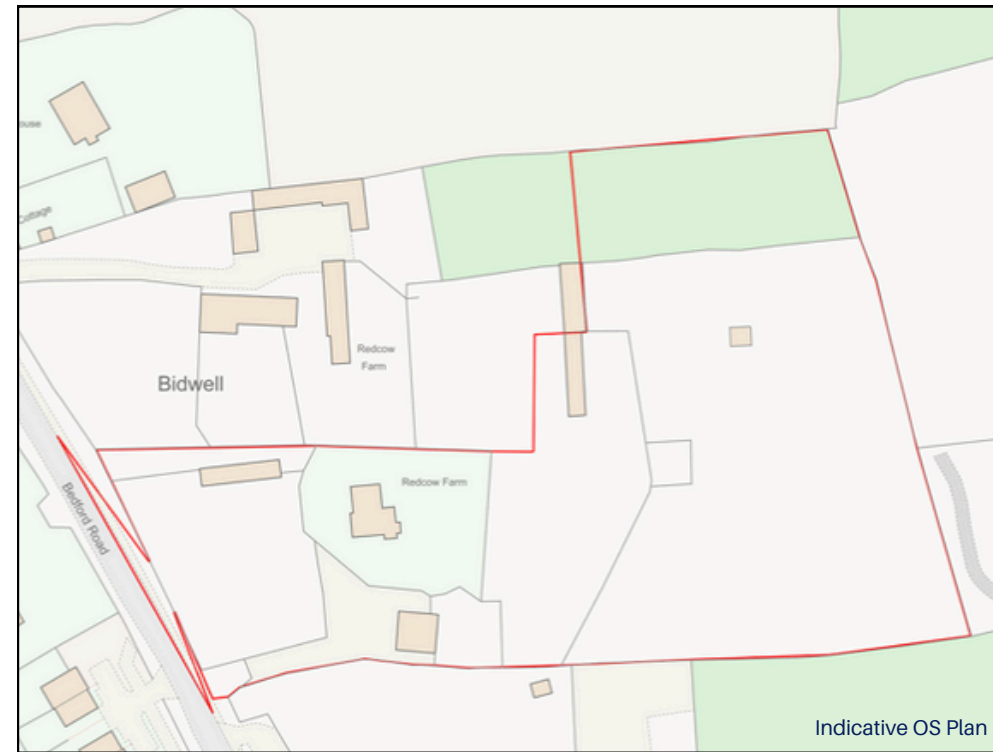
PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money and shall not be for a sum calculable by reference to another bid

NEW HOMES: For advice on resales please contact the New Homes team on **01234 302043**

DATA ROOM: Can be provided on request

VIEWINGS: By appointment only via sole selling agents Taylor Land Limited

FEES: the purchaser will be responsible for the payment of Taylor Land's fee, which is levied at **1% + VAT** of the purchase price.



Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

CONTACT US:



JON TAYLOR

jrt@taylorlandlimited.co.uk

07575 301705



YOURGOS ALEXANDER

ya@taylorlandlimited.co.uk

07891547622



DAVID TAYLOR

dpt@taylorlandlimited.co.uk

07796145293



Taylor Land Limited, Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU

01234 269437



info@taylorlandlimited.co.uk



www.taylorlandlimited.co.uk

